

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: PLYMOUTH COUNTY  
Local Government Number: 75

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE URBAN RENEWAL	75019	8
PLYMOUTH CO ETHANOL URBAN RENEWAL	75020	2

**TIF Debt Outstanding: 3,853,003**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI
	-1,483,683	0
TIF Revenue:	474,192	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	53,120	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>527,312</b>	
Rebate Expenditures:	99,012	
Non-Rebate Expenditures:	501,903	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>600,915</b>	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI
	-1,557,286	0

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 4,809,374**

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## Urban Renewal Area Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL  
 UR Area Number: 75019

UR Area Creation Date: 08/2004

UR Area Purpose: To facilitate the joint cooperative undertaking of urban renewal projects and economic deveopment initiatives by the City of Le Mars and Plymouth County.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LEMARS CITY/LEMARS SCH/PLYMOUTH CO PROJECT EAGLE INCREMENT	75144	75145	21,011,409
LEMARS CITY/LEMARS SCH/PLYMOUTH COUNTY JOINT UR INC	75146	75147	41,587,029
AMERICA TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75158	75159	6,957,857
WASHINGTON TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75160	75161	396,565
ELGIN TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75162	75163	173,713
LEMARS CITY/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75164	75165	2,421,615
LEMARS CITY AG/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75166	75167	276,571
LEMARS CTY AG/LEMARS SCH/ PLY CO LEMARS AG JOINT INC	75170	75171	530,754

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,657,313	17,974,730	42,281,860	23,093,329	0	-18,520	92,988,712	0	92,988,712
Taxable	4,488,608	11,248,804	39,624,987	23,093,329	0	-18,520	78,437,208	0	78,437,208
Homestead Credits									57

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE URBAN RENEWAL

### Project Eagle

Description:	Wells Corporate Campus
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Transfer to City of LeMars

Description:	Transfer to City of Le Mars
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Key Ave.

Description:	Paving of Key Ave.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE URBAN RENEWAL

### Project Eagle Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2005
FY of Last Payment:	2015

### Le Mars Ind. Park 2nd Add. Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/30/2006
FY of Last Payment:	2015

### Crescent Ridge Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/22/2006
FY of Last Payment:	2015

### Key Ave. Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2008
FY of Last Payment:	2015

### Transfer to Le Mars

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	12/01/2008
FY of Last Payment:	2015

## **Non-Rebates For PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Transfer to Le Mars
Tied To Project:	Transfer to City of LeMars

TIF Expenditure Amount:	0
Tied To Debt:	Project Eagle Debt
Tied To Project:	Project Eagle

TIF Expenditure Amount:	0
Tied To Debt:	Key Ave. Debt
Tied To Project:	Key Ave.

### TIF Taxing District Data Collection

Local Government Name:	PLYMOUTH COUNTY (75)
Urban Renewal Area:	PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE
URBAN RENEWAL (75019)	
TIF Taxing District Name:	LEMARS CITY/LEMARS SCH/PLYMOUTH CO PROJECT EAGLE INCREMENT
TIF Taxing District Inc. Number:	75145
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	23,346,010	0	0	0	23,346,010	0	23,346,010
Taxable	0	0	21,011,409	0	0	0	21,011,409	0	21,011,409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	21,011,409	21,011,409	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	PLYMOUTH COUNTY (75)
Urban Renewal Area:	PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE
URBAN RENEWAL (75019)	
TIF Taxing District Name:	LEMARS CITY/LEMARS SCH/PLYMOUTH COUNTY JOINT UR INC
TIF Taxing District Inc. Number:	75147
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,780,570	15,713,130	23,093,329	0	0	41,587,029	0	41,587,029
Taxable	0	2,780,570	15,713,130	23,093,329	0	0	41,587,029	0	41,587,029
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	41,587,029	41,587,029	0	0

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: AMERICA TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC  
 TIF Taxing District Inc. Number: 75159  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,989,610	10,566,900	2,905,390	0	0	-11,112	20,450,788	0	20,450,788
Taxable	3,124,505	5,889,300	2,614,851	0	0	-11,112	11,617,544	0	11,617,544
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,152,560	8,309,340	6,957,857	1,351,483	27,781

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: WASHINGTON TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC  
 TIF Taxing District Inc. Number: 75161  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	887,130	204,530	0	0	0	0	1,091,660	0	1,091,660
Taxable	396,565	113,992	0	0	0	0	510,557	0	510,557
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	285,650	510,557	396,565	113,992	2,343

FY 2016 TIF Revenue Received: 0



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### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: ELGIN TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC  
 TIF Taxing District Inc. Number: 75163  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	358,400	163,490	0	0	0	0	521,890	0	521,890
Taxable	160,213	91,119	0	0	0	0	251,332	0	251,332
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	264,790	251,332	173,713	77,619	1,603

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: LEMARS CITY/LEMARS SCH/PLYMOUTH CO JOINT UR INC  
 TIF Taxing District Inc. Number: 75165  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,259,240	317,330	0	0	-7,408	4,569,162	0	4,569,162
Taxable	0	2,373,823	285,597	0	0	-7,408	2,652,012	0	2,652,012
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,086,890	2,489,680	2,421,615	68,065	1,974

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: LEMARS CITY AG/LEMARS SCH/PLYMOUTH CO JOINT UR INC  
 TIF Taxing District Inc. Number: 75167  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	618,700	0	0	0	0	0	618,700	0	618,700
Taxable	276,571	0	0	0	0	0	276,571	0	276,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	119,900	276,571	276,571	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY JOINT LEMARS PLYMOUTH CO COUNTY SHARE  
 URBAN RENEWAL (75019)  
 TIF Taxing District Name: LEMARS CTY AG/LEMARS SCH/ PLY CO LEMARS AG JOINT INC  
 TIF Taxing District Inc. Number: 75171  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	803,473	0	0	0	0	0	803,473	0	803,473
Taxable	530,754	0	0	0	0	0	530,754	0	530,754
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	159,601	530,754	530,754	0	0

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL  
 UR Area Number: 75020  
 UR Area Creation Date: 11/2008

UR Area Purpose: Promote economic development of commercial and industrial development in and near the City of Merrill, IA, in Plymouth County, specifically Plymouth Energy, LLC (ethanol plant), Plymouth Oil and the liquid feed mill.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PLYMOUTH TWP/LEMARS SCH/PLYMOUTH CO ETHANOL UR INC	75148	75149	19,117,836
WASHINGTON TWP/LEMARS SCH/PLY CO ETHANOL UR INC	75150	75151	4,006,863

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	25,694,110	0	0	25,694,110	0	25,694,110
Taxable	0	0	0	23,124,699	0	0	23,124,699	0	23,124,699
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** -1,483,683      0      Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 474,192  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 53,120  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 527,312**

Rebate Expenditures: 99,012  
 Non-Rebate Expenditures: 501,903  
 Returned to County Treasurer: 0  
**Total Expenditures: 600,915**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** -1,557,286      0      Amount of 06-30-2016 Cash Balance Restricted for LMI

## Projects For PLYMOUTH CO ETHANOL URBAN RENEWAL

### Merrill - N. 5th St. Project

Description:	repair 5th St. in Merrill, Iowa
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Rebate agreement - Ply.Oil

Description:	5 year rebate agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Rebate agreement - Ply. Energy

Description:	7 year rebate agreement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

### C 38 Bridges

Description:	replace 2 bridges on C38
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Merrill Paving Project

Description:	Main Street through City Limits
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For PLYMOUTH CO ETHANOL URBAN RENEWAL

## Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	1,592,832
Interest:	0
Total:	1,592,832
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2030

## Rebate Agreement - Ply. Energy

Debt/Obligation Type:	Rebates
Principal:	226,268
Interest:	0
Total:	226,268
Annual Appropriation?:	No
Date Incurred:	09/01/2010
FY of Last Payment:	2017

## G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,890,000
Interest:	95,300
Total:	1,985,300
Annual Appropriation?:	No
Date Incurred:	07/02/2014
FY of Last Payment:	2019

## Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	48,603
Interest:	0
Total:	48,603
Annual Appropriation?:	No
Date Incurred:	06/30/2016
FY of Last Payment:	2030

## Non-Rebates For PLYMOUTH CO ETHANOL URBAN RENEWAL

TIF Expenditure Amount:	48,603
Tied To Debt:	Internal Loans
Tied To Project:	Merrill Paving Project

TIF Expenditure Amount:	453,300
Tied To Debt:	G.O. Bonds
Tied To Project:	Merrill - N. 5th St. Project

## Rebates For PLYMOUTH CO ETHANOL URBAN RENEWAL

### Plymouth Energy LLC

TIF Expenditure Amount:	99,012
Rebate Paid To:	Plymouth Energy LLC
Tied To Debt:	Rebate Agreement - Ply. Energy
Tied To Project:	Rebate agreement - Ply. Energy
Projected Final FY of Rebate:	2017

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### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL (75020)  
 TIF Taxing District Name: PLYMOUTH TWP/LEMARS SCH/PLYMOUTH CO ETHANOL UR INC  
 TIF Taxing District Inc. Number: 75149  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,242,040	0	0	21,242,040	0	21,242,040
Taxable	0	0	0	19,117,836	0	0	19,117,836	0	19,117,836
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	84,000	19,117,836	19,117,836	0	0

FY 2016 TIF Revenue Received: 392,244

### TIF Taxing District Data Collection

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL (75020)  
 TIF Taxing District Name: WASHINGTON TWP/LEMARS SCH/PLY CO ETHANOL UR INC  
 TIF Taxing District Inc. Number: 75151  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,452,070	0	0	4,452,070	0	4,452,070
Taxable	0	0	0	4,006,863	0	0	4,006,863	0	4,006,863
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	27,100	4,006,863	4,006,863	0	0

FY 2016 TIF Revenue Received: 81,948